



175 S HARBOR
BOULEVARD

ANAHEIM | CA

Medical Building – For Lease

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

**OFFICE
ADVISORY
GROUP**
VOGT | HEARNE

Lee & Associates | Orange is pleased to present the opportunity to lease 175 S Harbor Blvd, Anaheim, a freestanding +/-1,522 square foot medical building. The property was fully renovated in 2020 with LVP flooring, recessed lighting, exam rooms with plumbing and cabinetry, interior/exterior paint and more! The building sits along Harbor Blvd, offering signage visible to ~23,000 VPD and is adjacent / walking distance to Anaheim's Center Street Promenade.



Lease Summary

Building Size:	+/-1,522 Square Feet (entire building)
Lease Rate:	\$2.75/SF/ Month Modified Gross
Interior Condition:	Move in Ready, Fully Renovated with <i>High End</i> Finishes
Occupancy:	Available in ~30 days
Layout Features:	4 Exam Rooms, Office, Staff Area, Reception Area, Waiting Area (up to 7 seats), Restroom, LED Lighting, Luxury Vinyl Flooring, Quartz Counters
Zoning:	C-G Commercial General (C-G) - Link to Permitted Uses
Parking:	Eight (8) Surface Parking
Freeways:	55 Freeway (+/- 3 Minute Drive) 91 Freeway (+/- 6 Minute Drive)
Nearby Amenities:	Center Street Promenade Anaheim (dining, shopping, banking, etc), Anaheim Packing House, The RINKS, Disneyland, Anaheim GardenWalk, Hotels
Website:	http://properties.leeorange.net/175harbor



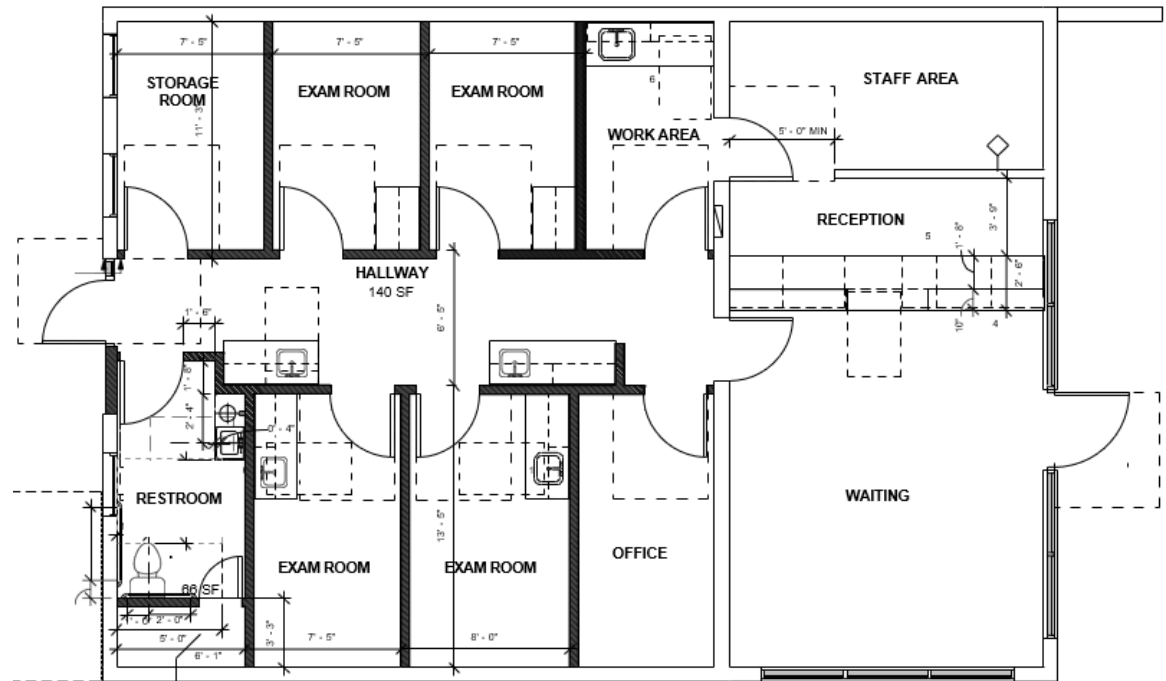
Floor Plan

175 S Harbor Blvd

+/- 1,522 Square Feet

Building Features:

- Modern and well-maintained facility
- Outstanding visibility and signage opportunities
- Functional floor plan
 - 5 Exam rooms, reception/waiting area for up to 7 people, private office.
- Ample parking for tenants and visitors
- Proximity to major transportation arteries
- 24/7 security and surveillance system



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Amenities Map

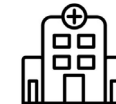
In Proximity to:



Center Street Anaheim
+/- 3 Min. Walk



John Wayne Airport
+/- 14 Miles



Anaheim Medical Center
+/- 2 Miles



Disneyland
+/- 1.8 Miles

Packing House
+/- 0.6 Miles

OC Vibe / Honda Ctr
+/- 4.3 Miles

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Exclusive Agents

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